

MunicipalityofArecibo PHAPlan

AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHAPlan AgencyIdentification

PHAName : MunicipalityofArecibo

PHANumber : RQ020

PHAFiscalYearBeginning : 07/2002

PublicAccessstoInformation

Information regarding any activities outlined in this plan can be obtained by contacting:(selectallthatapply)

- ☒ MainadministrativeofficeofthePHAlocatedat57MarianoVidalSt.Suite302, AreciboPR.
- ☐ PHAdevelopmentmanagementoffices
- ☐ PHAlocaloffice s

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(selectall thatapply)

- ☒ MainadministrativeofficeofthePHAlocatedat57MarianoVidalSt.Suite302, AreciboPR.
- ☐ PHAdevelopmentmanagementoffices
- ☐ PHAlocaloffices
- ☐ Mainadministrativeofficeofthelocalgovernment
- ☐ MainadministrativeofficeoftheCountygovernment
- ☐ MainadministrativeofficeoftheStategovernment
- ☐ Publiclibrary
- ☐ PHAwebsite
- ☐ Other(listbelow)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main administrative office of the PHA located at 57 Mariano Vidal St. Suite 302, Arecibo PR.
- ☐ PHA development management offices
- ☐ Other (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

- ☐ **Standard Plan**
- Streamlined Plan:**
- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- X** **Administering Section 8 Only**
- ☐ **Troubled Agency Plan**

I Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Rental housing needs in the Municipality of Arecibo are huge. The housing stock is not enough to attend the demand for subsidized rental housing. The Section 8 program provides an incentive to local landlords to upgrade their housing stock to *housing quality standards* in order to make them available for very-low income tenants. By this means, landlords could acquire a steady and reasonable rental income and very low income tenants may be able to live in a sound, sanitary, safe and affordable rental unit.

Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Strategic goals and PHA objectives

Increase the availability of decent, safe, and affordable housing.

Expanding the supply of assisted housing:

Applying for additional rental vouchers:

Reducing the number of vacancy of rental units

Leveraging private or other public funds to create additional housing opportunities:

Inviting private developers to invest in affordable housing to increase the rental stock available for subsidized tenants.

Improving the quality of assisted housing through the:

Improvement of voucher management: to SEMAP score of 98%

Increasing customer satisfaction.

Providing voucher mobility counseling:

Conducting outreach efforts to potential voucher landlords

Increasing voucher payment standards

Improve community quality of life and economic vitality

Implementing measures to deconcentrate poverty by bringing lower income tenant base households into higher income areas.

Implementing measures to promote income mixing in subsidized communities by assuring access for lower income families into higher income areas.

Promote self-sufficiency and asset development of families and individuals

Increase the number and percentage of employed persons in assisted families,

Provide or attract supportive services to improve assistance recipients' employability,

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Ensure Equal Opportunity in Housing for all Americans

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Housing needs

The housing data available in Puerto Rico issued by the United States Department of Housing and Urban Development (HUD) is the Comprehensive Housing Affordability Strategy (CHAS) Databook, which compiled the 1990 Census Data.

According to the CHAS Databook the municipality of Arecibo have an estimated housing need of approximately 2,660 rental housing units. This estimate was obtained by calculating the number of rental households in each household type and in the income categories of 0 to 50% of HAMFI with a housing cost burden of over 30% on income. Table in the next page provides this analysis.

The municipality considers cost burden as one of the most serious problem affecting its residents. About 35.3% of the renter households are paying over 30% of their income to meet their housing costs. This is further aggravated by the fact that 16.7% of the renter households have a severe housing cost burden by paying over 50% of their income for housing costs.

Type of household	0-30% HAMFI	31-50% HAMFI	Total
Elderly 1 & 2 members	293	83	376
Small related	1,334	261	1,595
Larger related	378	74	452
All other renters	212	25	237
Total	2,217	443	2,660

The incidence of overcrowding is also considered a serious problem that impact the Municipality's plans and strategies to serve the needs of low income families for affordable housing. A total of 8.8% of the households are overcrowded.

The next table describes the renter household by income group:

Total Renter	TOTAL	%
0 to 30%	4,396	58.4%
31 to 50%	1,495	19.9%
51 to 80%	884	11.7%
81 to 95%	229	3.0%
Over 96%	527	7.0%
Total Households	7,531	100.0%

Sources of information used by the PHA to conduct this analysis

Municipality of Arecibo's 2000 -05 Consolidated Plan;
HUD's Comprehensive Housing Affordability Strategy

Housing needs of families on waiting list

The largest group of the families in the waiting list are families with children for a 58%, requesting at least a 3 -br voucher. The second largest group are the families with disabilities for a 32%, also requesting 2 and 3 -br vouchers.

Specific strategies by needs

1. To increase the affordable rental housing stock for eligible participants

To identify prospective landlords interested to invest in affordable rental housing.

Maintain or increase Section 8 contract rents by marketing the program to landlords, particularly those outside of minority or poverty areas.

Participate in the community consultation, both at local and state levels of the consolidated and annual planning process.

To apply for Section 8 voucher's NOFA when they become available.

2. Specific needsof families at or below 30% of the AMI:
To exceed HUD federal targeting requirements over 75% minimum limit.
3. Specific needsof families at or below 50% of the AMI:
Employ admission preferences aimed at families in special needs.
4. Special-purpose vouchers:
Apply for special purpose vouchers for the elderly and persons with disability including AIDS/VIH, should they become available.
5. Disproportionate housing needsof races and ethnicities:
Conduct activities toward affirmatively furthering fair housing,
Housing counseling for section 8 tenants,
Marketing of the Section 8 tenant assistance out of the low income areas.

Reasons for selecting strategies

Data obtained and analyzed from the Municipality's 2000 -05 Consolidated Plan

Preferences adopted from the priorities established by the community.

Consultation with the Resident Advisory Board.

**STATEMENT OF THE MUNICIPAL HOUSING AGENCY OF ARECIBO
PROGRESS IN MEETING THE MISSION AND GOALS, A SUBSTANTIAL
DEVIATION, AMENDMENT OR MODIFICATION TO THE 5 YEAR PLAN**

Inventory

The Arecibo PHA administers 853 housing vouchers distributed as follows:

55	1 bedroom
332	2 bedrooms
401	3 bedrooms
65	4 bedrooms

During the present year 7 participants quit their rental assistance payments to become homeowners.

There are 23 portabilities, 8 islandwide and 15 stateside. We administer 14 portabilities, 7 islandwide and 7 stateside.

Progress achieved

On July 2, 2001 the PHA submitted the Administrative Plan Revision Num. 1 related to the Administration of the Housing Choice Voucher Program Waiting List. The preferences for admission to the Section 8 tenant-based assistance listed by priorities are:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 3 Substandard housing
- 4 Homelessness
- 5 High rent burden
- 6 Working families and those unable to work because of age or disability
- 7 Householders victims of AIDS/VIH and are unable to work
- 8 Residents who live and/or work in your jurisdiction (Females head of household)
- 9 Households that contribute to meeting income goals (broad range of incomes Extended families)

Among applicants on the waiting list with equal preference status, the applicants are selected by date and time of application.

The Special Purpose Section 8 Assistance Programs are governed by the Section 8 Administrative Plan whether are listed the reference materials, policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the Housing Agency.

The Housing Agency announce the availability of any special -purpose section 8 program to the public through published notices.

On August 10, 2001 the PHA respond to the Fair Share Allocation for 75 Incremental Voucher Funding for Fiscal Year 2001 requested for the Municipality of Arecibo. The one year funding was in the amount of \$214,610.

On October 30, 2001 an inventory of those units under the one or two years delay provision established in Circular Letter No. PH 01 -04 One -To-Two Years Delay into the Enforcement of Domestic Hot Water as a Minimum Requirement for Section 8 Existing Housing (24 CFR 982.401 (b)(2)(iii) and (c)(2)(ii)) demonstrated that:

163 housing dwellings have electrical water heater
24 housing dwellings have solar water heater
293 housing dwellings have shower water heater, and
237 housing dwellings have no water heater.

In order to comply with the first and third issues on item 4 of the Circular, the PHA had incorporated Addendum C to the new and renewed Housing Assistance Payment contracts with the landlords effective as November 1st 2001. Part C provides the requirements established in Circular No. PH 01 -04. A Spanish version of this circular was transmitted to the Section 8 landlords participating in Arecibo.

Follow up to the circular will be given to the 293 contracts identified under the one year provision and to the 237 contracts identified under the two year provision.

On November 2001 69 vouchers were delivered to equal number of program participants.

On December 12, 2001 the PHA received from the Acting Director, Caribbean HUB/Office of Public Housing a troubled designation due to the poor SEMAP Assessment Evaluation. Corrective actions has been taken to correct the findings issued, mainly to the troubles confronted with the 50058 transmission. To this date the transmissions has been made with a 88% success.

On January 31, 2002 the PHA submitted the Administrative Plan Revision Num. 2 related to the review of the utility allowances schedule.

On February 28, 2002, the PHA submitted the Administrative Plan Revision Num. 3 related to the Informal Hearings And Reviews for Applicants and Participants of the Section 8 Program.

Vouchers handed on March 11

On March 11, 2002, 25 vouchers were delivered to equal number of program participants.



On April 2002

Payments Standards will be issued to stimulate a larger disbursement of program funds and to stimulate deconcentration of program participants. Also a third round for the delivery of 30 vouchers is on schedule.

On March 1st, 2002 a contract with Trans Union Credit Report was signed to increase income verification through creditworthiness.

The 2001 Annual Budget Authority (ABA) was approved in the amount of \$3,791,395. Of this amount, \$1,890,633 is projected funding that HUD will provide for the renewal of expiring increments. The ABA supports 853 units for rental assistance.

The waiting list has been updated in order to clear any non-interested participant. Letters of interest were mailed to the persons in record providing them ten days to actualize their file.

Complaints on the rent contract violations were investigated. Such complaints include: abandonment of the dwelling, non reported income, occupants not included in the family contract, property damages, rent payment debt, misconduct and homeowners renting as very low income tenants. The affected parties were granted their informal hearing on the decision to terminate their housing payment assistance.

Amendments to the plan

No amendment to the plan is considered.

II Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration. See Exhibit I
- ☐ FY2002 Capital Fund Program Annual Statement

- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart. See Exhibit II.
- ☐ FY2002 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)..
- ☐ Other (List below, providing each attachment name)
- ☐ Informal reviews and hearings procedure.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & on Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & on Display	Supporting Document	Applicable Plan Component
	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; Notice and any further HUD guidance) and Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & on Display	Supporting Document	Applicable Plan Component
	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 528 37) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & on Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan.	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. **Statement of Housing Needs**

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	4,396	5	5	5	5	5	5
Income >30% but <=50% of AMI	1,495	4	4	4	4	4	4
Income >50% but <80% of AMI	884	3	3	3	3	3	3
Elderly	293	2	2	2	2	2	2
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis?
(Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data. Indicate year:
- ☒ Other housing market study. Indicate year: 1998

☐ Othersources:(listandindicateyearofinformation)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s .
Complete one table for each type of PHA -wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub -jurisdictional public housing waiting lists at their option.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype: (selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance <input type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotal families	AnnualTurnover
Waitinglisttotal	60		
Extremelylowincome<=30%AMI			
Verylowincome(>30%but<=50%AMI)	50	83.4	
Lowincome(>50%but<80%AMI)	10	16.6	
Familieswithchildren	47	78.3	
Elderlyfamilies	6	10.0	
FamilieswithDisabilities	7	11.7	
Race/ethnicityLatinAmerican	60	100	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpecttoreopenhelistinthePHAPI anyyear? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN**
THE UPCOMING YEAR, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
 - ☐ Reduce turnover time for vacated public housing units
 - ☐ Reduce time to renovate public housing units
 - ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
 - ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
 - ☐ Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
 - ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- The housing inventory will be accommodated to include properties within the bedroom size needed in the waiting list.
- ☒ Maintain or increase section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.

Public notices will be published to invite potential landlords citywide to participate in the program.

- ☐ Maintain or increase section 8 lease -up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

The consultation process will require the creation of housing strategies within the CDBG and HOME programs.

- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available

An application under the Fair Share Program was filed on February 19, 2001.
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

☐ Employ admissions preferences aimed at families with economic hardships

☐ Adopt rent policies to support and encourage work

☒ Other: (list below)

Employ admissions preferences aimed at families with different degree of social and economic hardships.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

☐ Employ admissions preferences aimed at families who are working

☐ Adopt rent policies to support and encourage work

☒ Other: (list below)

Employ admissions preferences aimed at families with different degree of social and economic hardships.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

☐ Seek designation of public housing for the elderly

☒ Apply for special -purpose vouchers targeted to the elderly, should they become available

☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special -purpose voucher targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☐ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant - Based Assistance	\$4,432,800	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self -Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$348,015	
Projected account balance beginning of year.		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)	\$325,296	Rent payments made by the tenants
5. Non -federal sources (list below)	\$126,360	Municipal contribution for salary and fringe benefits of 7 employees.
Total resources	\$5,232,471	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. **Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) **Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
 - ☐ When families are within a certain number of being offered a unit: (state number)
 - ☐ When families are within a certain time of being offered a unit: (state time)
 - ☐ Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
 - ☐ Criminal or Drug-related activity
 - ☐ Rental history
 - ☐ Housekeeping
 - ☐ Other (describe)
- c. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) **Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)
- b. Where may interested persons apply for admission to public housing?
- ☐ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)
- c. If the PHA plans to operate one or more site -based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3)**
- Assignment**
1. How many site -based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD-approved site based waiting list plan)?
- If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one lists simultaneously
- If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?
- ☐ PHA main administrative office

- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- ☐ One
 - ☐ Two
 - ☐ Three or More
- b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- ☐ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- ☐ Emergencies
 - ☐ Overhoused
 - ☐ Underhoused
 - ☐ Medical justification

- ☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preference or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs

- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisal or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- ☐ Date and Time

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction

- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☐ The PHA - resident lease
- ☐ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☐ Anytime family composition changes
- ☐ At family request for revision

☐ Other(list)

(6) **Deconcentration and Income Mixing**

- a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site-based waiting lists
- If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
- If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
- If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)
- d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing

- ☐ Actions to improve the marketability of certain developments
 - ☐ Adoption or adjustment of ceiling rents for certain developments
 - ☐ Adoption of rent incentives to encourage deconcentration of poverty and income -mixing
 - ☐ Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)
- ☐ Not applicable: results of analysis did not indicate a need for such efforts
 - ☐ List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)
- ☐ Not applicable: results of analysis did not indicate a need for such efforts
 - ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug -related activity only to the extent required by law or regulation

- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☐ Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☒ PHA main administrative office

☐ Other(list below)

(3) **SearchTime**

- a. **X**Yes ☐No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below: If the applicant can't find a suitable housing unit on the standard 60 -day period, if requested, a second 60 -day period is extended.

(4) **AdmissionsPreferences**

- a. Income targeting

XYes ☐No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. **X**Yes ☐No: Has the PHA established preferences for admission to section 8 tenant -based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the 2001 coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

X Victims of domestic violence

- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction (**Female head of household**)
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes **Extended families**)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisal or hate crimes
- ☐ Other preference(s) (list below)

☒ **Households affected by AIDS/HIV.**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

☐ Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 3 Substandard housing
- 4 Homelessness
- 5 High rent burden

Other preferences (select all that apply)

- 6 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- 8 Residents who live and/or work in your jurisdiction **(Females head of household)**
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- 9 Households that contribute to meeting income goals (broad range of incomes **Extended families**)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisal or hate crimes
- ☐ Other preference(s) (list below)
- 7 Householders victims of AIDS/VIH and are unable to work

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

☒ Date and time of application

☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☐ This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

☒ The Section 8 Administrative Plan

☐ Briefing sessions and written materials

☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☒ Through published notices

☐ Other (list below)

4. **PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy /ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☐ \$26-\$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
 - ☐ Yes for all developments
 - ☐ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study

☐ Fair market rents (FMR)

☐ 95th percentile rents

☐ 75 percent of operating costs

☐ 100 percent of operating costs for general occupancy (family) developments

☐ Operating costs plus debt service

☐ The "rental value" of the unit

☐ Other (list below)

f. Rentre -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes

result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☐ Other (list below)

- g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- ☐ The section 8 rent reasonableness study of comparable housing
 - ☐ Survey of rents listed in local newspaper
 - ☐ Survey of similar unassisted units in the neighborhood
 - ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

☒ At or above 90% but below 100% of FMR

☒ 100% of FMR

☒ Above 100% but at or below 110% of FMR

☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

☐ The PHA has chosen to serve additional families by lowering the payment standard

☐ Reflects market or submarket

☒ Other (list below)

To stimulate deconcentration.

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

☐ Reflects market or submarket

☒ To increase housing options for families

☒ Other (list below)

To stimulate deconcentration.

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually

☐ Other(listbelow)

e. WhatfactorswillthePHAconsiderinitsassessmentof theadequacyofitspaymentstandard? (selectallthat apply)

☒ Successratesofassistedfamilies

☒ Rentburdensofassistedfamilies

☐ Other(listbelow)

(2) MinimumRent

a. What amount best reflects the PHA's minimum rent? (selectone)

☐ \$0

☒ \$1-\$25

☐ \$26-\$50

b. ☐Yes ☐No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?(ifyes,listbelow)

Income family will determine if they can meet the paymentoftheminimumrent.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization. (select one)

☒ An organization chart showing the PHA's management structure and organization is attached.

See Exhibit II.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers	687	55
Section 8 Certificates	60	5
Section 8 Mod Rehab	32	2
Special Purpose Section 8 Certificates / Vouchers (list individually)	14 (FSS)	1
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

Administrative plan;
HUD Handbooks;
Family Self-Sufficient Plan;
24 CFR 903.982; and
HUD's Circulars, PIH Notices.

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 -Only PHAs are exempt from sub component6A.

A. PublicHousing

1. ☐Yes ☐No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☐ PHA main administrative office
- ☐ PHA development management offices
- ☐ Other (list below)

B. Section 8 Tenant -Based Assistance

1. No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office located at 57 Mariano Vidal St. Suite 302, Arecibo PR.
- ☐ Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR** at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. ☐ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☐ TheCapitalFundProgram5 -YearActionPlanis provided as an attachment to the PHA Plan at Attachment(statename

-or-

☐ TheCapitalFundProgram5 -YearActionPlanis provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Libraryandinserthere)

B. HOPE VI and Public Housing Development and Replacement Activities(Non -CapitalFund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital FundProgramAnnualStatement.

- ☐Yes ☐No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway
- ☐Yes ☐No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed -finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. DemolitionandDisposition

[24CFRPart903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to completethissection.

1. ☐Yes ☐No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)
2. ActivityDescription
☐Yes ☐No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/DispositionActivityDescription	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

9. **Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24CFRPart903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	

6. Number of units affected:
7. Coverage of action (select one)
- ☐ Part of the development
- ☐ Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/ MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. **Homeownership Programs Administered by the PHA**

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey II <input type="checkbox"/> Section 32 of the U.S. Housing Act of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)

5. Number of units affected:
6. Coverage of action: (select one)
- ☐ Part of the development
- ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
- ☐ 26 -50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?
DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social

self-sufficiency of assisted families in the following areas?(selectallthatapply)

- ☐ Publichousingrentdeterminationpolicies
- ☐ Publichousingadmissionspolicies
- ☒ Section8admissionspolicies
- ☐ Preference in admission to section 8 for certain publichousingfamilies
- ☐ Preferences for families working or engaging in training or educa tion programs for non -housing programsoperatedorcoordinatedbythePHA
- ☐ Preference/eligibility for public housing homeownershipoptionparticipation
- ☐ Preference/eligibility for section 8 homeownershipoptionparticipation
- ☐ Otherpolicies(listbelow)

b. EconomicandSocialself -sufficiencyprograms

☒Yes ☐No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self -sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub - component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

ServicesandPrograms				
Program Name & Description (including location, if appropriate)	Estimate dSize	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other providername)	Eligibility (publichousingor section 8 participants or both)
<i>WIAprograms</i>	<i>15</i>	<i>1</i>	<i>2</i>	<i>FSSParticipant</i>

(2) **Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2001 Estimate)	Actual Number of Participants (As of: 01/03/00)
Public Housing		
Section 8	15	15

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
 - ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☐ Informing residents of new policy on admission and reexamination
 - ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
 - ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
 - ☐ High incidence of violent and/or drug -related crime in the areas surrounding or adjacent to the PHA's developments
 - ☐ Residents fearful for their safety and/or the safety of their children
 - ☐ Observed lower -level crime, vandalism and/or graffiti
 - ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug related crime
 - ☐ Other (describe below)
2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).
 - ☐ Safety and security survey of residents
 - ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
 - ☐ Resident reports
 - ☐ PHA employee reports
 - ☐ Police reports

- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/antidrug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime - and/or drug - prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at - risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug - elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents

☐ Agreement between PHA and local law enforcement agency for provision of above -baseline law enforcement services

☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. **ReservedForPetPolicy**

[24CFRPart903.79(n)]

15. CivilRightsCertifications

[24CFRPart903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of CompliancewiththePHAPlansandRelatedRegulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?(If no, skip to component 17.)
2. ☐ Yes ☒ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

17. **PHA Asset Management**

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☐ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. **Other Information**

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached as Attachment (Filename)

☒ Provided below:

The Resident Advisory Board fully endorsed the PHA Plan.

They propose the PHA address the homeownership program soon.

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments

☒ List changes below:

Other: (list below)

Homeownership program will be addressed during the fiscal year.

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2 (b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

The Mayor appointed the board.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Municipality of Arecibo, an entitlement grantee)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

To assist very low income households in the provision of tenant-based rental assistance through out the jurisdiction, either from the current waiting list or increasing the number of vouchers requesting funds available through the NOFA published by HUD.

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The HOME tenant-based activity has been created to assist as many families referred by the PHA through the waiting list.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Exhibit I

ADMISSIONS POLICY FOR THE DECONCENTRATION OFFEDERAL ASSISTED TENANT BASED PROGRAMS

It is the intent of the Municipal Housing Agency of Arecibo (MHAA) to promote adequate and affordable housing, economic opportunity and a suitable living environment free of discrimination. Tenant selection and assignment for tenant based rental assistance housing shall be made without regard to race, color, religion, ancestry/national origin, sex, familial status, physical or mental disability, marital status, age, or HIV infection. To improve community quality of life and economic vitality, the MHAA will implement measures to provide for deconcentration of poverty and income -mixing.

The MHAA will bring higher income tenants into lower income neighborhoods and lower income tenants into higher income neighborhoods. Additionally, the MHAA will support measures to raise the income of households that currently reside in low income areas in Arecibo. All measures and incentives that are undertaken to accomplish deconcentration and income -mixing will be uniformly applied.

To some extent, location patterns among Section 8 recipients may simply mirror the geographic distribution of affordable rental housing. Historically, the stock of rental housing units tend to be somewhat concentrated in central cities, older suburbs, and less-affluent neighborhoods. Thus, Section 8 recipients may be effectively excluded from some desirable areas by the absence of moderate -cost rental housing in these communities.

In addition to concerns about the overall distribution of rental housing units, the Fair Market Rent levels are too low to permit families access to many desirable neighborhoods. The subsidies that Section 8 provides to participating families are calculated as the difference between 30 percent of household income (the family's contribution) and a unit's market rent —up to the local payment standard. Payment standards are governed by Fair Market Rent levels, which are set by HUD based on data for local housing market areas to reflect prevailing rents for physically adequate units. Fair Market Rents vary by unit size and are adjusted each year to reflect changes in market conditions. In 1994, HUD changed the formula for calculating Fair Market Rents, setting them at the 40th percentile of units in the market rather than the 45th percentile. Although HUD has presented data showing that this reduction did not substantially cut the number or geographic deconcentration of eligible rental units, the change in Fair Market Rents has seriously constrained their ability to deconcentrate Section 8 families.

Current law and regulations give the Municipal Housing Agency of Arecibo new discretion to set their Section 8 payment standards anywhere between 90 and 110 percent of the federally determined Fair Market Rents. The discretion over payment standards may vary by neighborhood if necessary to promote geographic

deconcentration. This system of local discretion over payment standards may help the concerns about the adequacy of Fair Market Rent levels and provide the flexibility to expand access to desirable neighborhoods. However, recent reforms to the Section 8 program require housing authorities to target 75 percent of their Section 8 assistance to households with incomes below 30 percent of the area median and prohibit recipients from contributing more than 40 percent of their income for rent. This combination of restrictions will significantly reduce the ability to achieve geographic deconcentration, because Fair Market Rents are low relative to market rents in desirable neighborhoods and the lowest -income households may need to contribute more than 40 percent of their income in order to make up the difference.

Landlords who own rental property in desirable neighborhoods may not see strong incentives to participate in the Section 8 program. In a market scenario which the rental housing demand is very strong; vacancy rates are low, prevailing rent levels are rising, landlords do not have any difficulty finding market -rate tenants for units in good neighborhoods. Under this scenario, landlords clearly do not need Section 8 to lease units they own in desirable neighborhoods. In fact, some landlords avoid participating in the Section 8 program altogether because they do not want to become entangled in red tape and bureaucratic hassles, and when market demand is strong, these landlords have no reason to change their minds.

When Section 8 recipients discuss their own perceptions of discrimination, they indicate that there are neighborhoods in which they would not even look for housing because they expect either discrimination or harassment. Many families with children, particularly teenagers, do appear to have experienced explicit discrimination. Section 8 recipients report that teenage boys are perceived as undesirable because they are assumed to be "gangbangers," while teenage girls are perceived as undesirable because they attract teenage boys. Discrimination against Section 8 is becoming the new and socially acceptable way to discriminate on the basis of social status.

Under current law, housing authorities have new discretion to **adjust payment standards** in order to enable participating families to gain access to more desirable neighborhoods, possibly even varying payment standards by location in order to promote deconcentration.

In conjunction with concerns about the supply of suitable and affordable rental housing in undesirable neighborhoods, few Section 8 recipients move very far from their preprogram neighborhoods. In other words, geographic clustering may simply reflect the original locations of these families. Since the Section 8 program explicitly leaves the final decision about location up to the participating families, their needs and preferences play a critical part in explaining patterns of geographic clustering. Their decisions may mean that some families do not want to move elsewhere, but it may also mean that local program administrators have failed to effectively communicate that affordable housing is available in other locations and that these locations offer benefits that families want and need.

Reasons to cluster around confirm that many families want to remain close to their current locations. Their reasons include proximity to friends and family, access to services, and availability of public transportation. In some cases, low -income families may resist or oppose efforts at deconcentration because of their fears about

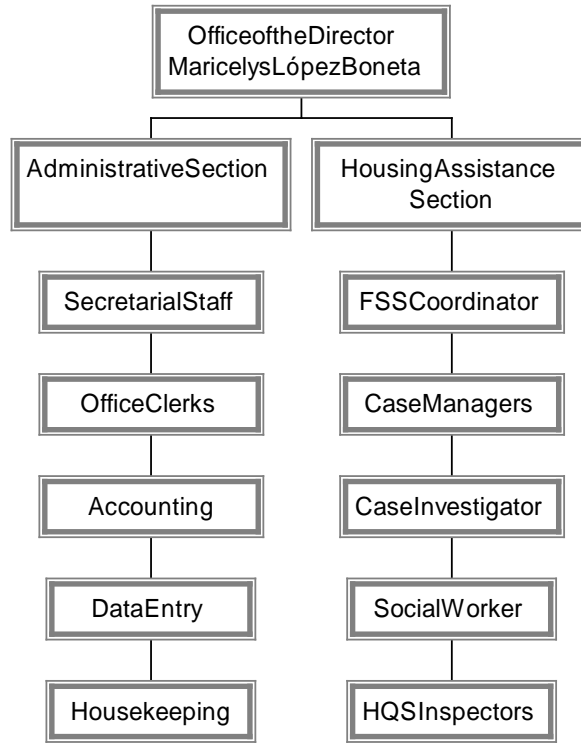
unfamiliar neighborhoods. Many simply want to remain close to their family and social networks. Families also voice very practical concerns about the availability of transportation, services, and supports in outlying areas.

Evidence indicates that assisted housing mobility programs can significantly improve locational outcomes for tenant-based assistance recipients, resulting in greater mobility to low-poverty and low-minority neighborhoods for families that might otherwise find it difficult to move out of distressed, inner-city neighborhoods. Placement rates vary substantially across programs, reflecting differences in market conditions, client needs, and depth of services.

It is clear that mobility may not be appropriate for every new Section 8 participant, but it could lead the opportunity to explore the possibility of **"second move" counseling** for families whose confidence about moving to a better neighborhood increases gradually. Contacting existing recipients a month or two before their lease expiration to inquire if the family will be renewing their lease and offering help in making another move if that is the family's choice. These services can help families that have had problems with their first unit or landlord make a successful move to another low-poverty or low-minority area rather than move back to their original neighborhood. In addition, second move counseling can help families move to progressively better neighborhoods over time, especially if their first move did not improve their neighborhood conditions.

ARECIBO'S MANAGEMENT ORGANIZATION

Arecibo's Housing Department



Maricelys López Boneta, a certified housing manager with a vast experience in public housing management, heads the Arecibo Housing Department. The department is organized in two operating branches: an administrative section and the housing assistance section.

The housing assistance section is operated with one family self sufficiency coordinator, (Marilina González), four case managers (Abigail Maldonado, Edith Román, Elizabeth Ramírez and Rosalinda Soberal), one case investigator (Johanna Homs), one social worker (Rosemary Hernández) and three HQS inspectors (Saúl Vélez, Luis Ocaña and Carlos Bordoy). These personnel are responsible for the daily operation of the section 8 program.

The administrative section is operated with a staff of two secretaries (Emma Vélez and Hilda de Arce), three office clerks (Silvia Nieves, Rafael Deida and Grimilda Aponte), two accounting officers (Juan H. Cruz and Alicia Velázquez), one data entry (Nancy Cortez) and one housekeeper (Carmen González). These personnel are responsible for the daily support to the operation of the section 8 program.

**PHAPlan
TableLibrary**

**Component7
CapitalFundProgramAnnualStatement
PartI,II,andIII**

**AnnualStatement
CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumber FFYofGrantApproval: (MM/YYYY)

☐ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	Total Cost	Estimated
1	TotalNon -CGPFunds		
2	1406Operations		
3	1408ManagementImprovements		
4	1410Adm inistration		
5	1411Audit		
6	1415LiquidatedDamages		
7	1430FeesandCosts		
8	1440SiteAcquisition		
9	1450SiteImprovement		
10	1460DwellingStructures		
11	1465.1DwellingEquipment -Nonexpendable		
12	1470NondwellingStructures		
13	1475NondwellingEquipment		
14	1485Demolition		
15	1490ReplacementReserve		
16	1492MovingtoWorkDemonstration		
17	1495.1RelocationCosts		
18	1498ModUsedforDevelopment		
19	1502Contingency		
20	AmountofAnnualGrant(Sumoflines2 -19)		
21	Amountoffline20RelatedtoLBPAactivities		
22	Amountoffline20RelatedtoSection504Compliance		
23	Amountoffline20RelatedtoSecurity		
24	Amount of line 20 Related to Energy Conservation Measures		

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

OptionalTablefor5 -YearActionPlanforC apitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears. CompleteatableforanyPHA-widephysicalor managementimprovementsplannedinthenext5PHAfiscalyear. Copythistableasmanytimesasnecessary. Note: PHAsneednotinclude informationfromYearOneofthe5 -Yearcycle,becausethisinformationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables					
Development Number	DevelopmentNam e (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment		
Description of Needed Physical Improvements or ManagementImprovements				Estimated Cost	Planned Start Date (HAFiscalYear)
Totalestimatedcostovernext5years					

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>